



Planning Department

FYI

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INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager **Date:** July 12, 2006
From: Roland Bartl, AICP, Town Planner *R. B.*
Subject: Site Plan Application #07/06/06-408, 124 Main Street

The proposal calls for the improvement and enlargement of an existing gravel parking lot. No changes are proposed for the building. The parking lot standards for the South and West Acton Village Districts apply (zoning bylaw section 6.9.4). Existing conditions enjoy some zoning protection, but the Board of Selectmen may require that the parking lot be brought into compliance with existing zoning requirements to the extent practicable "in light of the existing site configuration and the cost of compliance compared to the increase in public safety or convenience achieved thereby". (zoning bylaw, section 10.4.6).

- The proposed reduction in driveway width to ± 32 feet at Railroad Street is a move towards compliance from existing conditions as shown on the plan. The zoning bylaw standard is 20 feet. The goal here could be to match the driveway opening to the width of the curb cut in the sidewalk along Railroad Street. There is space for another planting area between the existing sidewalk and the proposed single parking space at the rear of the building. Sufficient maneuvering area for this space would remain in the proposed parking lot.
- At a glance, the plan appears to meet the requirements for 5% landscaped area and tree coverage. The proposed bench area is a nice feature. I defer to the Tree Warden for comments on the specifics, especially the selection of tree species and their suitability for the site.
- In areas where the perimeter landscaping is only 5 feet wide, the proposed 6" high curb does not meet the bylaw specifications. Narrow planting strips must be protected from "vehicular damage through the use of planting beds that are raised above the surface of the parking lot at least 12", or through the use of bollards or balustrades" (zoning bylaw, 6.9.4.7.b)). On the west side of the parking lot the proposed wooden guardrail (-I note that the site plan sheet calls for wooden guard rail, whereas the detail sheet calls for wood-beam guardrail -) serves a similar purpose, but is visually perhaps less attractive.

Cc: Planning Board
Engineering
Historic District Commissions
Building Commissioner